



TEXAS DEPARTMENT OF LICENSING AND REGULATION
COMPLIANCE DIVISION – INDUSTRIALIZED HOUSING AND BUILDINGS

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Site-Built REF Inspection Report

A copy of the DRA approved design and site specific details approved by the school district must be available at the installation site for use by the inspector and the construction crew. The inspector shall provide the REF builder a copy of the report, including a list of violations, upon completion of each inspection.

Inspection performed by (check one):

Date of Inspection: _____

☐ IHB TPIA Reg. #IHA-_____ Reg. #IHI-_____ _____
Signature

☐ IHB TPSI Reg. #TPSI _____ _____
Signature

☐ Licensed Texas Engineer (affix seal)
License # _____ _____
Signature

☐ Licensed Texas Architect (affix seal)
License # _____ _____
Signature

Inspector Contact Information (Enter phone number and email address): _____

Name of REF Builder: _____ REF #: _____

School District: _____ Unique ID or Project #: _____

Construction Address: _____

Complete a separate Inspection Report for each Inspection Date. Inspections may be combined where appropriate and the inspector determines that the completion of one stage does not interfere with the inspection of another stage. These inspections are minimum requirements and shall not limit the number of inspections that may be necessary to assure compliance of actions taken to correct violations.

Inspections Performed this date (Check all that apply) – Reference the REF Facilities Procedures for details about each phase of inspection:

- | | |
|---|--|
| <input type="checkbox"/> 1. Temporary or construction power/Verification of soil conditions | <input type="checkbox"/> 2. Plumbing rough/Water and sewer |
| <input type="checkbox"/> 3. Foundation and reinforcement (attach copy of foundation plan)/Water supply lines/Building drain lines | <input type="checkbox"/> 4. Foundation walls/Frame and exterior sheathing/Plumbing top-out/Mechanical Rough/Electrical rough/Lead test |
| <input type="checkbox"/> 5. Frame re-inspection and insulation/Energy Compliance (requires COMcheck compliance checklist for project) | <input type="checkbox"/> 6. Wallboard, interior and exterior |
| <input type="checkbox"/> 7. Gas line/Electrical Meter Loop (Visual polarity test may be completed at this inspection) | <input type="checkbox"/> 8. Building Final/Mechanical Final/Plumbing Final/Electrical Final (Dielectric, Polarity, Continuity and Operational tests performed at this inspection)/Energy Final (requires COMcheck compliance checklist for project – attach copy of completed COMcheck compliance checklist to report) |
| <input type="checkbox"/> Re-inspection – Enter date of original inspection: _____ | |

Check one box only. Violation list shall include reference to approved plan/specification sheet and/or code section violated.

- ☐ Not ready for inspection. REF Builder shall schedule a re-inspection.
- ☐ Pass – Ok to proceed to next phase of construction. Compliance with DRA approved plans, site specific details, and mandatory building codes for the IHB program have been verified. Note that foundations shall be poured within 24 hours of the inspection or a re-inspection shall be required to verify continued compliance.
- ☐ Fail – Violations noted. Violations noted or violations exist from previous inspection/Re-Inspection Required (See Attached List of Violations – A list of violations must be attached to this report)
- ☐ Final inspection passed. Check this box only if all violations have been corrected.

Site-Built REF Inspection Report

Unique ID or Project # _____

Date of Inspection: _____

TESTING

The tests indicated below shall be performed for each site-built REF. Exception: If building does not contain the system to be tested, then test will not be required. For example, if there are no plumbing facilities, then no plumbing tests will be required.

Concrete Testing shall be performed in accordance with the requirements of ACI 318 and shall be performed by an independent certified ACI Concrete Field Testing Technician, Grade I (minimum requirement). Slump test and air content test shall be performed at the time fresh concrete is sampled to fabricate specimens for strength tests. The temperature of the concrete shall also be determined at this time.

Check here if no concrete was poured and testing was not required. ☐

Technician Name:

ACI Certification #:

Indicate tests observed this inspection and check pass or fail. If fail, then reason for failure must be corrected by the REF Builder and the system retested. Failure to perform the test shall be listed as a violation. Failure to correct cause of failed test and retesting shall be listed as a violation. Test equipment shall meet requirements of code or the test shall be rescheduled with code compliant test equipment.

TEST OBSERVED		Pass	Fail	*Retested? (Yes or No)
<input type="checkbox"/>	Dielectric Strength Test – Indicate tester (DC or AC), voltage, and time:			
<input type="checkbox"/>	Continuity test			
<input type="checkbox"/>	Polarity Test			
<input type="checkbox"/>	Electrical Operational test			
<input type="checkbox"/>	Drainage and Vent – Indicate water or air and pressure (IPC 312):			
<input type="checkbox"/>	Drainage and Vent final test (IPC 312)			
<input type="checkbox"/>	Potable Water Test – Indicate water or air and pressure (air test may not be used for plastic pipe) (IPC 312):			
<input type="checkbox"/>	Gravity sewer test (IPC 312)			
<input type="checkbox"/>	Forced sewer test (IPC 312)			
<input type="checkbox"/>	Gas System (IFGC 406) – Indicate test medium and test pressure:			
<input type="checkbox"/>	Other – Describe test			

*Reason for Failure Determined, Corrected, and System Retested? (Yes or No)

Space below may be used for notes/comments. Violations shall be documented on a separate sheet.

[illegible]

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